

TEMPORARY HIGHWAY EASEMENT GRANT (GENERAL)

Form T-3
Revised 12/2021

Project:	County Road 450 S. Reconstruction
Parcel:	5A
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Ref Inst#: 201010024511

THIS INDENTURE WITNESSETH, That Park 350 Partners, LLP, an Indiana limited liability partnership, the Grantor of Tippecanoe County, State of Indiana Grants to the **Tippecanoe County Board of Commissioners**, the Grantee, for and in consideration of the sum of Four Hundred Dollars (\$400.00) (of which said sum \$0.00 represents land improvements acquired and \$400.00 represents land temporarily encumbered and damages) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantor for the purpose of grading, which said work is incidental to the construction of the highway facility known as County road 450 S., which said Real Estate situated in the County of Tippecanoe, State of Indiana, and which is more particularly described in the legal description attached hereto as Exhibit "A" which is incorporated herein by reference, which said temporary easement shall be extinguished, become void and revert to the Grantor and/or the Grantor's successor(s) in title upon completion of the said Project. Said extinguishment shall be evidenced by a release document, which shall be executed and recorded by the Grantee, at no cost to the Grantor.

The undersigned represent and warrant that they are the Partners of the Grantor; that the Grantor is a partnership validly existing in the State of its origin and , where required, in the State where the subject real estate is situated; that the Grantor has full capacity to convey the real estate interest described; that pursuant to a resolution of the partners of the Grantor or the Partnership Agreement of the Grantor they have full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that they are therefore, fully authorized and empowered to convey to the State of Indiana real estate of the Grantor, and that on the date of execution of said conveyance instruments that they had full authority to so act; and that all necessary partnership action for the making of this conveyance has been duly taken.

Interests in land acquired by the Tippecanoe
County Board of Commissioners
Grantee mailing address:
20 N. 3rd Street, Lafayette, IN 47901
I.C. 8-23-7-31

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Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of the Tippecanoe County Board of Commissioners except: None

The said Grantor acknowledges that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said Grantor, for the purpose of inducing the Tippecanoe County Board of Commissioners to accept this grant and to pay the hereinbefore referenced consideration, represents that the Grantor is the owner in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.

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IN WITNESS WHEREOF, the said Grantor has executed this instrument this 23rd day of November, 20 22.

Park 350 Partners, LLP, an Indiana limited liability partnership

(Signature) (Seal)
Signature
Jason J. Bricker, Partner
Printed Name

STATE OF INDIANA:

SS:

COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared Jason J. Bricker, Partner of Park 350 Partners, LLP, an Indiana limited liability partnership, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

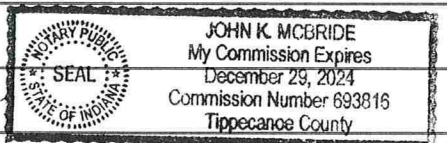
Witness my hand and Notarial Seal this 23 day of November, 20 22

Signature (Signature)
Printed Name _____

My Commission expires _____

My Commission Number _____

I am a resident of _____ County.



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Interests in land acquired by, the Tippecanoe County Board of Commissioners, Tippecanoe County, Indiana

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

This instrument prepared by Douglas Joseph Masson, Attorney at Law.

No. 19474-53
200 Ferry Street, Suite C
P.O. Box 99
Lafayette, IN 47902-0099

Grantee's mailing and tax bill address:
Tippecanoe County Board of Commissioners
20 North 3rd Street
Lafayette, IN 47901

Legal Description prepared by Ryan A. Selby, License Number LS2 County.

EXHIBIT "A"

Project: C.R. 450 S. Reconstruction
Parcel: 5A Temporary Right-of-Way for Grading
Code: N/A
Tax ID: 79-11-13-200-001.000-033
Form: T-3

Sheet 1 of 1

A part of the Northeast Quarter of Section 13, Township 22 North, Range 4 West, located in Tippecanoe County, Indiana, described as follows: Beginning at a point on the north line of said Northeast Quarter, South 89 degrees 48 minutes 11 seconds East 47.40 feet from the northwest corner of said Northeast Quarter; thence South 89 degrees 48 minutes 11 seconds East 15.00 feet along said north line; thence South 0 degrees 33 minutes 52 seconds East 56.11 feet; thence South 89 degrees 26 minutes 08 seconds West 15.00 feet; thence North 0 degrees 33 minutes 52 seconds West 56.31 feet to the point of beginning and containing 0.019 acres, more or less.

This description was prepared for Tippecanoe County, Indiana by Ryan A. Selby, Indiana Registered Land Surveyor, License Number LS21700017, on the 24th day of July, 2022.

Ryan A. Selby



The attached **Temporary Easement Grant – Parcel 5A (450 S Reconstruction Project)**
is approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe
in the State of Indiana, on this 19 day of December , 2022

David S. Byers, President

Tracy A. Brown, Vice President

Thomas P. Murtaugh, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: _____
Robert A. Plantenga, Auditor